

11 School Rd, Monroe, NY 10950

Property report generated on February 28, 2017

A. Your Notes

A1. Your Notes

No notes found.

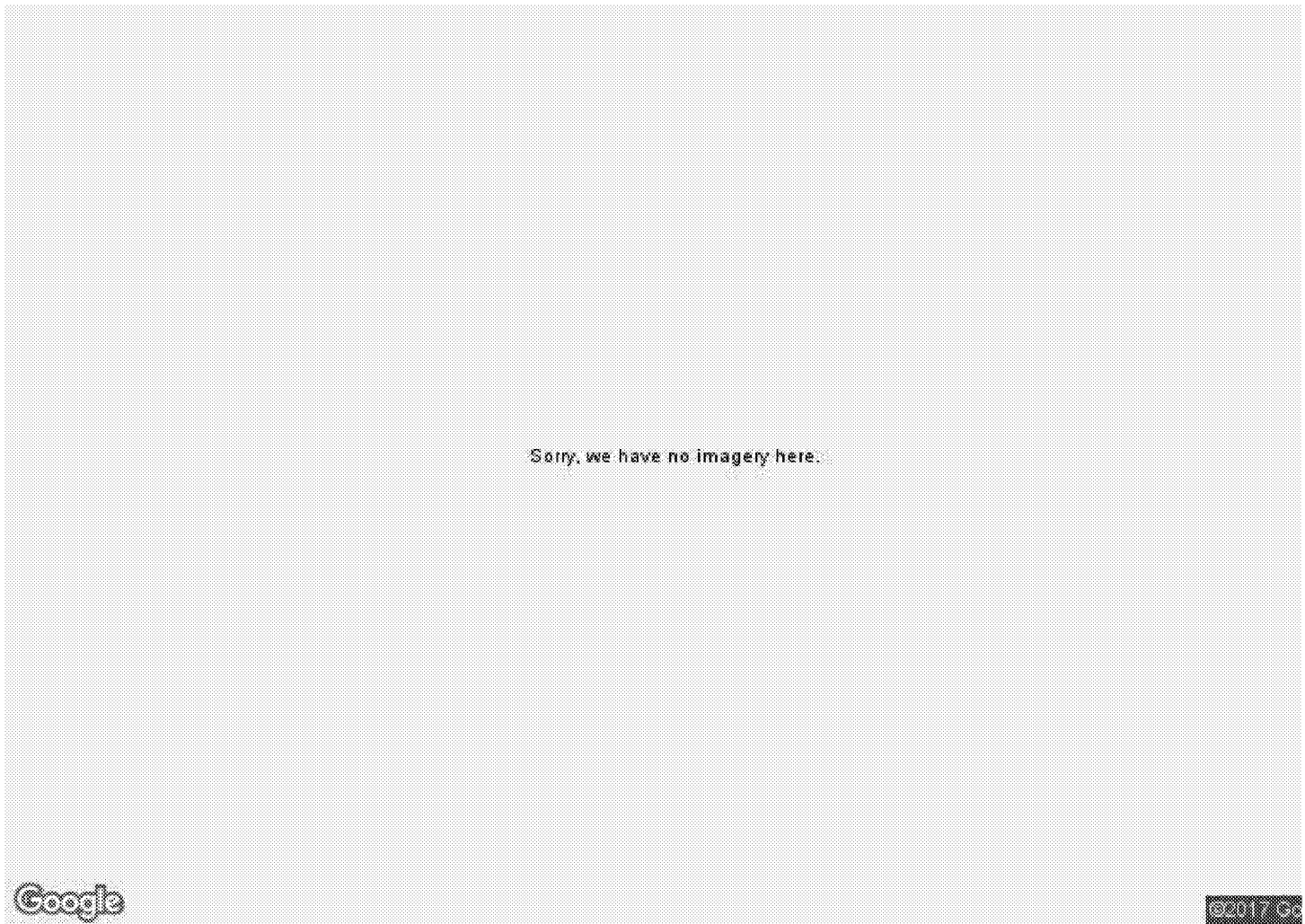
Status

B. Overview

B1. Photos

[Upload photos for this property](#)

[Google StreetView](#)



Google StreetView Microsoft Bird's Eye View

B2. Overview

Location

Property address **11 School Rd
Monroe, NY**
Section, Block & Lot **29-1-1.300**
Parcel ID **7805**

Neighborhood

Municipality **Monroe**
School district **Monroe-Woodbury**
Neighborhood **Monroe**

Last Sale

Sale date **07/16/2002**
Sale price **\$0**

Owner

Name **Rosmarins Land Holdings,
LLC**
Address **26 School Rd
Monroe, NY 10950**

Check the **Building Contacts** section for ways to reach the owner.

Market Value and Taxes

Tax year **2015**
Land value **\$737,448**
Building value **\$924,451**
Market value **\$1,661,900**
Property tax **\$59,217**

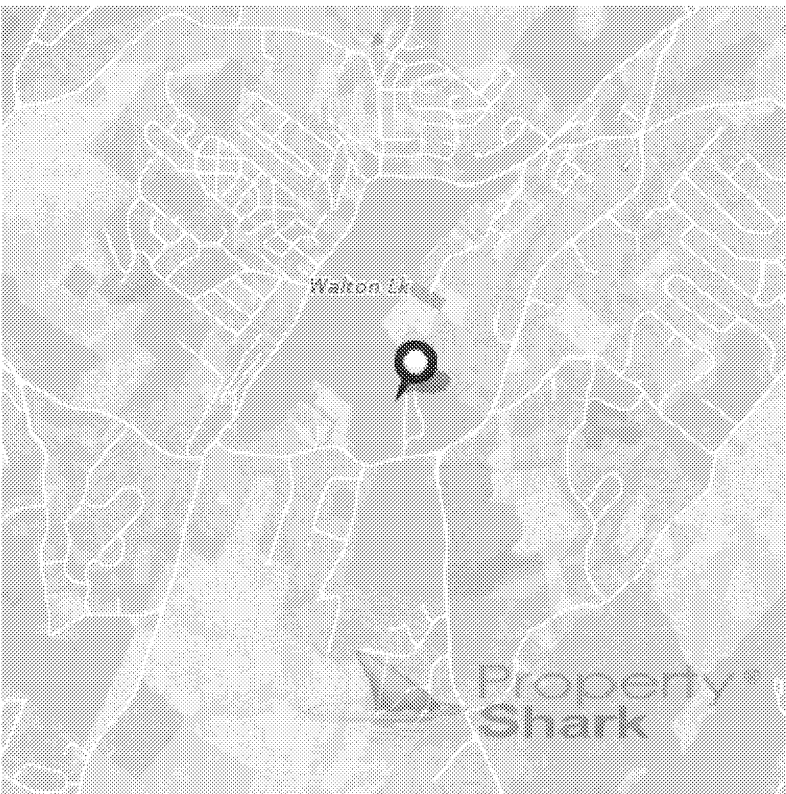
Land

Acreage **122.8**
Property class **Camps, Cottages,
Bungalows (417)**

Building

Year built **1959**
Square footage **1,041**
Stories **1**
Rooms **5**
Bedrooms **3**
Bathrooms **1**

B3. Maps



[Link to Yahoo Maps](#)
[Link to MapQuest Maps](#)
[Link to Live Search Maps](#)

B4. For Sale

Post Ad

Market Your Commercial Listing for FREE.

Have your listing displayed in front of thousands of potential buyers by posting it in our commercial for sale section. This enables you to:

Market your listing for free - no subscription required.

Reach a targeted audience - thousands of real estate investors visit our commercial for sale section each month.

Promote your listing in great detail - specify the type of property, upload photos, floor plans and much more.

C. Owners & Residents

C1. Registered Owner


Rosmarins Land Holdings, LLC


Address: 26 School Rd


Location: Monroe, NY 10950

Source: Assessment Roll


Last recorded: 07/01/2015

 Phone Lookup

 Link this owner to other properties

 See who is behind the LLC

 Add to Address Book

 See past the LLC: 3 Ways to Unmask the real Owner

C2. Building Contacts

Phone Records of Tenants

Name	Unit	Phone number	Listed	Export
Rosmarin Day Camp		(845) 837-1464	01/01/2011	Add to Address Book

D. Sales & Value

D1. Sales History

Recorded date	Type	Amount	Party1	Party2
7/16/2002	Deed	\$321,000	Jefry; Peter; Karen Rosmarin	Scott Rosmarin Rosmarin 11 School Rd. Monroe, NY 10950
7/16/2002	Deed	\$0	Martin; Scott Rosmarin	R.R.E. , LLC 12 School Rd. Monroe, NY 10950
7/16/2002	Deed	\$0	Peter; Karen; Jefry Rosmarin	Peter Rosmarin Rosmarin 11 School Rd. Monroe, NY 10950

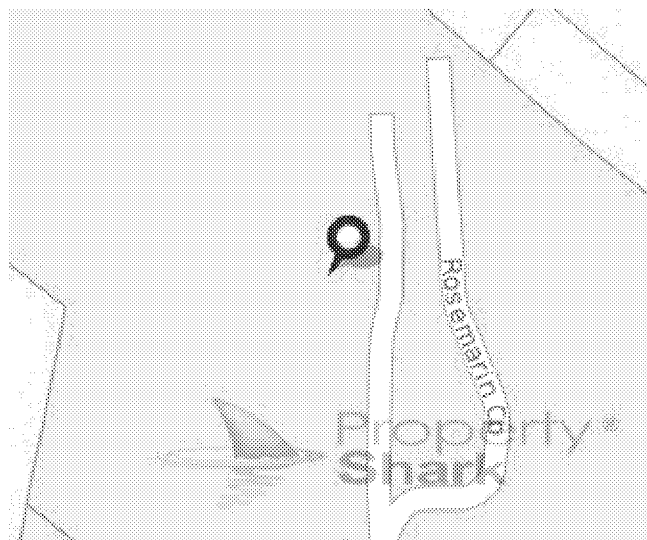
D2. Neighborhood Price History

We analyzed all sales of property class Camps, Cottages, Bungalows in the 10950 zip code since 1980. For each year we found the median sale price (half of sales were higher, half were lower) and the median size of the properties sold (half were bigger, half were smaller). We also computed the median price per square foot for this property class and the value of a median (1,041 sqft) property if it were to sell for the median price per square foot.

Year	# of Sales	Median Price	Median Sq. Ft.	Median \$ per Sq. Ft.	Value at Median \$ per Sq. Ft.
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D3. Sales & Values Maps

Date of Last Sale



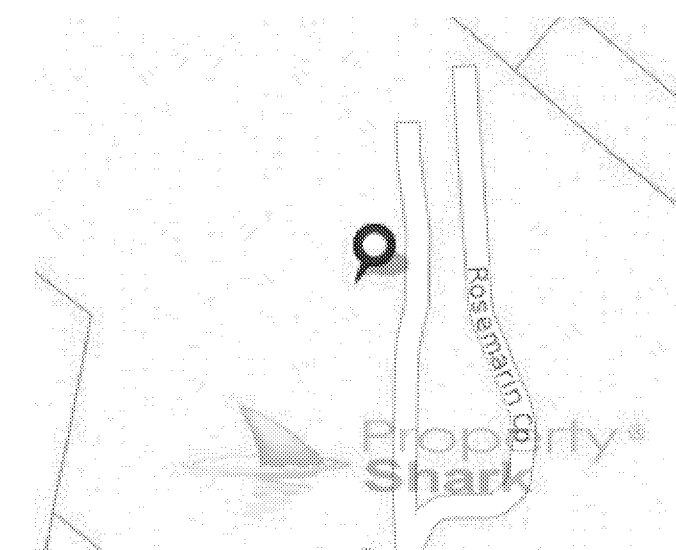
This map shows the most recent sales around the subject property, with darker colors indicating more recent sales.

- Second half of 2016
- First half of 2016
- Second half of 2015
- First half of 2015
- Second half of 2014
- First half of 2014
- 2012 - 2013
- < 2012
- No data

The map is based only on valid sales with a recorded price over \$1000.

📍 Sale age: 14 years

Price per Square Foot



On this color-coded map, view the price paid per square foot around the subject property.

Below \$100	\$550 - \$700
\$100 - \$250	\$700 - \$850
\$250 - \$400	\$850 - \$1000
\$400 - \$550	Above \$1000
	No data

Note: The map displays Price Per Square Foot (\$/sqft) for properties sold in the last 5 years.

E. Development & Use

E1. Land

Property class	Camps, Cottages, Bungalows (417)	Road type	Improved
Acreage	122.8	Utilities	Electric
Neighborhood	Monroe	Water supply	Private
Neighborhood type	Suburban	Sewer type	Comm/public
Neighborhood rating	Average		
Site desirability	Typical		

E2. Residential Buildings

General		Rooms	
Building style	Ranch	Rooms	5
Square footage	1,041	Bedrooms	3
Year built	1959	Full bathrooms	1
Stories	1	Half baths	1
		Kitchens	1
Details		Utilities	
Overall condition	Normal		
Grade	Average	Fireplaces	1
Basement type	Full		
First story sq.ft.	1,041		
Exterior wall material	Wood		

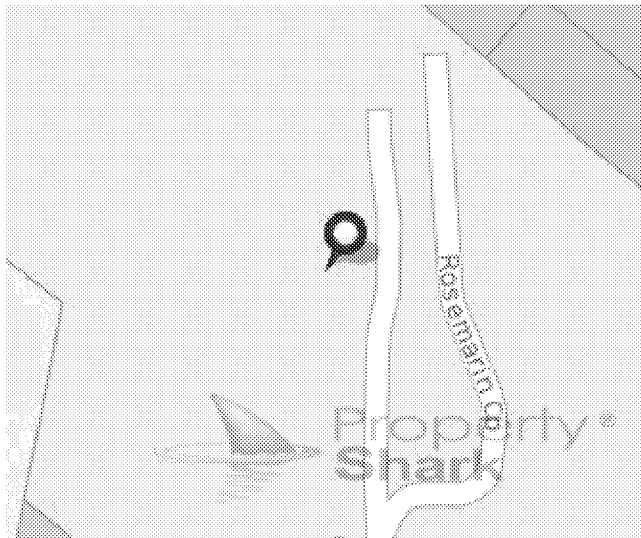
Improvements

Structure	Year built	Dimension	Overall condition	Grade	Quantity
Misc. imprv.	1959	1377 \$	Normal	Average	1
Misc. imprv.	1959	1377 \$	Normal	Average	1
Misc. imprv.	1959	1377 \$	Normal	Average	1
Misc. imprv.	1959	1377 \$	Normal	Average	1
Misc. imprv.	1959	1377 \$	Normal	Average	1
Misc. imprv.	1959	1377 \$	Normal	Average	1
Misc. imprv.	1959	1377 \$	Normal	Average	1
Misc. imprv.	1959	1377 \$	Normal	Average	1
Misc. imprv.	1959	1377 \$	Normal	Average	1

E3. Urban Landscape Maps

Land Use

On this map, view the current land use for a property. The land use specifies how a property is used or what type of building is present on that property.

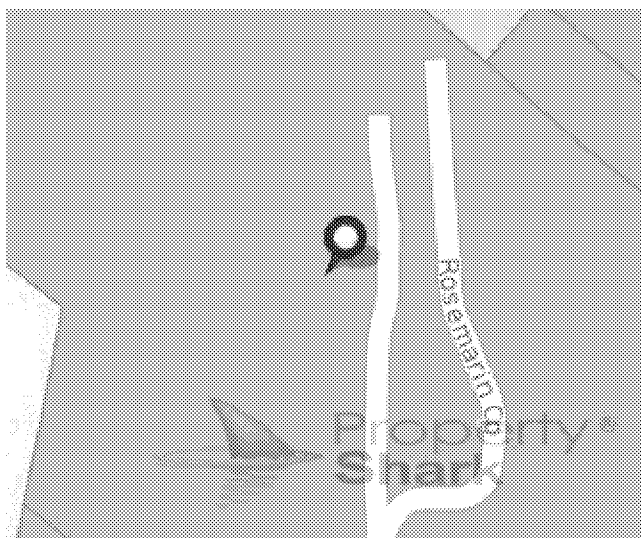


📍 Building class: **Camps, Cottages, Bungalows (417)**

Residential:	Buildings (Spaces) /Civic Use:
1-4 Families	Hospitals
Single Family	Schools
Apartments	Religious & Cemetery
Multi-Family	Cultural and Theaters
Condo/Coop Units	Recreational Facilities and Parks
Other Residential	Government
Commercial:	Other Buildings / Civic Use
Hotels	
Restaurants	Agricultural:
Retail	Farm & Ranch
Office & Professional Services	Agricultural
Other commercial	Forests
Industrial:	Other:
Transportation & Communications	Mixed use
Factories/Storage Facilities	Vacant Land
Heavy Industrial	Misc
Utilities & Other Industrial	Water
	Unknown

Year Built

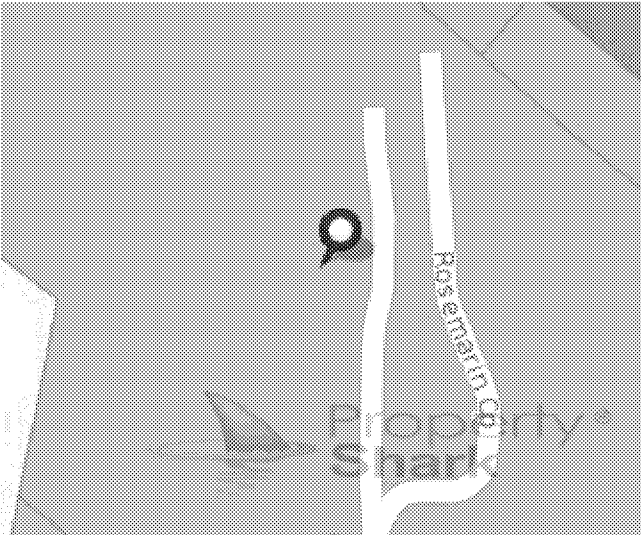
On this map, view the year each property was built.



📍 Year built: **1959**

2010 and later
2000 - 2009
1990 - 1999
1970 - 1989
1950 - 1969
1900 - 1949
1900 and earlier
No Data

Building Stories



On this map, view the number of stories per building.

- 10 & Up Stories
- 7 to 9 Stories
- 5 to 6 Stories
- 4 Stories
- 3 Stories
- 2 Stories
- 1 Story
- No Data

Stories: 1

F. Property Tax

F1. Property Tax

In New York State, the real property tax is a tax based on the value of real property. Counties, cities, towns, villages, school districts, and special districts each raise money through the real property tax. The money funds schools, pays for police and fire protection, maintains roads, and funds other municipal services enjoyed by residents.

Market Value

Market value is determined by the Department of Taxation and Finance and reflects the amount of money a buyer would be willing to pay a seller for property offered for sale on an open market, over a reasonable amount of time, where both the buyer and seller are well informed and neither is under undue pressure to act.

Land value		\$737,448
Building value	+	\$924,451
Market value	=	\$1,661,900

Assessed Value

In New York State each municipality is authorized to assess the property at market value or some fraction of market value. The assessed value is a uniform percentage of the market value of the property as of January 2 for any given year. Equalization rates are calculated each year to reflect that year's assessment roll and current market values for each assessing unit. For this property, the equalization ratio is: 18.93%.

Land assessed value	\$139,600
Building assessed value	+ \$175,000
Assessed value	= \$314,600

Exemptions

Orange County offers several exemptions that qualified homeowners can apply for, such as Veterans, Senior Citizen, Cold War Veterans, Volunteer Firefighters and Ambulance Workers, Limited Income Disability, or Home Improvement exemptions. Also, New York State School Tax Relief Program (STAR) provides homeowners who earn less than \$500,000 and own and live in their home with two types of partial exemptions from school property taxes.

Property Tax

Property tax is calculated by multiplying the assessed value with the corresponding rate per 1000 of assessed value.

Current tax represents the amount the present owner pays, including exemptions or reductions.

Base tax is an estimate of what an owner **not** benefiting from tax exemptions or reductions would pay.

Actual taxes might differ from the figures displayed here due to various abatement and financial assistance programs.

Notice that we used 2012 tax rates since 2015 tax rates are not available yet.

Tax description	Assessed value	Exemption	Taxable value	Tax rate	Tax amount
Orange County	\$314,600	- \$0	= \$314,600	* 17.9300	= \$5,640.78
Town of Monroe	\$314,600	- \$0	= \$314,600	* 9.4800	= \$2,982.41
Village of Monroe	\$314,600	- \$314,600	= \$0	* 34.7800	= \$0.00
Monroe-Woodbury School District	\$314,600	- \$0	= \$314,600	* 126.0400	= \$39,652.18
Current tax					= \$48,275.37
Base tax	\$314,600			* 188.2300	= \$59,217.16

For more information please visit The New York State Department of Taxation and Finance or Orange County website.

Tax per Square Foot



📍 Tax per sqft: \$56.88

Property tax \$59,217.16
Tax year 2015
Square feet 1,041
Tax per sqft: \$56.88

F2. Assessment History

Year	Property class	Market value	Assessment value	Total tax rate	Property tax
2011	Camps, Cottages, Bungalows	\$1,700,541	\$314,600	146.78%	\$46,177
2010	Camps, Cottages, Bungalows	\$1,747,800	\$314,600	143.73%	\$45,217
2009	Camps, Cottages, Bungalows	\$1,966,250	\$314,600	n/a	n/a

G. Neighborhood

G1. Neighbors

Address	Property class	Square feet	Sale date	Sale price
127 School Rd	One Family Year-Round Residence(210)	2,508		\$0
63 School Rd	One Family Year-Round Residence(210)	1,744	11/03/2006	\$0
71 School Rd	One Family Year-Round Residence(210)	1,672	10/14/1997	\$0
91 School Rd	One Family Year-Round Residence(210)	2,712	08/09/2013	\$428,000
121 School Rd	One Family Year-Round Residence(210)	n/a	06/30/1994	\$158,000

Address	Property class	Square feet	Sale date	Sale price
133 School Rd	Residential - Multi-Purpose/Multi-Structure(280)	1,224	12/28/2010	\$290,000
105 School Rd	One Family Year-Round Residence(210)	3,039	11/09/1998	\$285,000
55 School Rd	One Family Year-Round Residence(210)	1,664	03/10/2014	\$1
123 School Rd	One Family Year-Round Residence(210)	2,268	09/21/1995	\$185,000
57 School Rd	One Family Year-Round Residence(210)	1,824	11/30/2004	\$302,000
83 School Rd	One Family Year-Round Residence(210)	2,150	11/25/1997	\$234,900
51 School Rd	One Family Year-Round Residence(210)	1,838	09/21/1998	\$0
111 School Rd	One Family Year-Round Residence(210)	2,258	09/27/2010	\$372,340
41 School Rd	One Family Year-Round Residence(210)	912	01/29/2010	\$212,500
47 School Rd	One Family Year-Round Residence(210)	1,072		\$0

G2. Demographics By Zip Code

Demographic data shown in this section was gathered from the 2014 American Community Survey and refers to zip code **10950**.

Population Demographics

Total population	48,838
Female population	51.2%
Male population	48.8%
Median age	23.9
Male median age	24.3
Female median age	23.6

Race & Ethnicity

White	88.6%
Black or african american	2.3%
American indian	0.2%
Asian	2.3%
Other	6.6%

Education

No highschool	3.5%
Some highschool or college	60.8%
Bachelors degree	17.3%

Other

Citizens	96.5%
Citizens born in US	88.5%
English speakers	85.3%

Journey to Work

Work in a metropolitan area	99.3%
Work at home	4.1%
Go to work by car	76.9%
Go to work after 10 am	18.2%

Economic/Employment

Average household income	\$92,539
White collar	83.5%
Blue collar	16.5%

Housing

Family households	82.1%
Households with kids	51.1%
Housing units	14,311
Occupied housing units	12,825
Owner occupied units	71.4%
Average number of people per household	3.8
Median year structure built	1978
Houses with mortgages	74.8%

Wealth

Median value for units with a mortgage	\$310,400
Median value for units without a mortgage	\$314,700
Median gross rent	\$1,174
Median mh values	24500
Median housing costs per month	\$1,616
Population in poverty	28.0%

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